



AGENDA

Regular Meeting

Reno City Planning Commission

Wednesday, August 16, 2017 • 6:00 PM

Reno City Council Chamber, One East First St, Reno, NV 89501

Commissioners			
Peter Gower, Chair 326-8860			
Mark Johnson, Vice Chair	326-8864	Paul Olivas	326-8861
Ed Hawkins	326-8862	Kevin Weiske	326-8859
John Marshall	326-8863	Vacant	326-8858

Posting: This agenda has been physically posted in compliance with NRS 241.020(3)(notice of meetings) at Reno City Hall – One East First Street, Washoe County Downtown Reno Library – 301 South Center Street, Evelyn Mount Northeast Community Center – 1301 Valley Road, McKinley Arts and Culture Center – 925 Riverside Drive, Reno Municipal Court – One South Sierra Street, Washoe County Administration Building – 1001 East 9th Street and Reno-Sparks Convention and Visitors Authority – 4001 South Virginia Street, Suite G. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at <http://www.reno.gov>, and NRS 232.2175 at <https://notice.nv.gov/>.

Accommodation: Reasonable efforts will be made to assist and accommodate physically disabled persons attending the meeting. Please contact the Community Development Department at (775) 334-2576 in advance so that arrangements can be made.

Support Materials: Staff reports and supporting material for the meeting are available at the City Clerk's Office. Please contact Ashley D. Turney, City Clerk, 1 East 1st Street, Reno, NV 89505, (775) 334-2030; turneya@reno.gov. Staff reports and supporting materials are also available on the City's website at <http://www.reno.gov/meetings>. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the Planning Commission.

Order of Agenda: A time listed next to a specific agenda item indicates that the specific item will not be heard before that time – it does not indicate the time schedule of any other items. Items on the agenda may be taken out of order and the public body may combine two or more agenda items for consideration. The Planning Commission may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

Public Comment: A person wishing to address the Reno City Planning Commission shall submit a “Request to Speak” form to the Secretary. Public comment, whether on action items or general public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken. The presiding officer may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the Planning Commission, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Any person making willfully disruptive remarks while addressing the Reno City Planning Commission or while attending the Reno City Planning Commission meeting may be removed from the room by the presiding officer, and the person may be barred from further audience before the Reno City Planning Commission during that session of the Reno City Planning Commission. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); Nevada Open Meeting Law Manual, § 8.05.

Appeal Process: Any final action (not including recommendations) or failure to take action by the Planning Commission may be appealed to the Reno City Council by the applicant, the Mayor or a City Council Member, or any person who is "aggrieved" by the action or inaction. An appeal (together with fees) must be filed with the City Clerk within ten calendar days starting on the day after written notice of the action is filed with the City Clerk, and if the tenth calendar day falls on a weekend or holiday when the Clerk's office is not open, the appeal may be filed on the next business day.

Watch Meetings: Planning Commission meetings are streamed online when the Commission is in session in Council Chamber at <http://www.reno.gov/meetings> and broadcast on Charter Channel 194.

1 Pledge of Allegiance

2 Roll Call

3 Public Comment (This item is for either public comment on any action item or for any general public comment.)

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Jun 29, 2017 6:00 PM (For Possible Action)

5 City Council Liaison Reports

6 Public Hearings Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item 3, Public Comment, is heard at the beginning of this meeting.

6.1 Staff Report (For Possible Action): Case No. **LDC17-00066 (Grace Church - 1220 Robb Drive)** - A request has been made for a special use permit to: 1) construct a ±5,481 square foot children's center; 2) increase seating within the worship center from ±1,200 to ±1,444 seats; and 3) construct a ±103 stall parking lot expansion on a site that is located adjacent to residentially zoned property. The ±13.41 acre site is located on the northeast corner of the Robb Drive and Bankside Way intersection, within the Public Facility/McQueen Neighborhood Planning Area Overlay (PF/MQ) zoning district. The site has a Master Plan Land Use designation of Special Planning Area/McQueen Neighborhood Plan/Parks/Recreation/Open Space. hrm **[Ward 1]**

- 6.2 Staff Report (For Possible Action): Case No. **LDC17-00062 (Spectrum - Dandini Mixed Use Site)** - A request has been made for a special use permit for: 1) hillside development; 2) grading that results in cuts deeper than 20 feet in depth and fills greater than ten feet in height; 3) grading disturbance of a major drainageway; 4) an accessory drive-thru facility; and 5) operations between 11:00 p.m. and 6:00 a.m. associated with a proposed mixed-use development containing multifamily residential, hotel, and restaurant uses. The ± 25.66 acre site is comprised of two parcels located north of Dandini Boulevard between US 395 and Spectrum Boulevard in the Mixed Use/Dandini Regional Center (MU/DRC) zone. The site has a Master Plan land use designation of Special Planning Area/Dandini Regional Center Plan. jdb **[Ward 4]**
- 6.3 Staff Report (For Possible Action): Case No. **LDC17-00064 (FJM Grading)** - A request has been made for a special use permit for: 1) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height; and 2) non-residential development (grading) adjacent to residentially zoned properties. The ± 48.8 acre site is located along the south side of I-80 at the Robb Drive interchange. The site is located in the Community Commercial/McQueen Neighborhood Plan overlay (CC/MQ) zone. The site has a Master Plan land use designation of Special Planning Area/McQueen Neighborhood Plan/General Commercial. jdb **[Ward 1]**
- 6.4 Staff Report (For Possible Action): Case No. **LDC17-00061 (Meridian 120 South Village 1 & 2)** - This is a request for approval of: 1) a tentative map to develop a 78 lot single family residential subdivision; and 2) special use permits for: a) fills of 10 feet or more; and b) disturbance of a major drainageway. The ± 53.6 acre site is located southeast of the intersection of Boomtown Garson Road and Blue Heron Circle in the Large Lot Residential – 1 Acre (LLR1), Single Family Residential – 9,000 Square Feet (SF9), Open Space (OS), Hotel Casino (HC) zones and the Mortensen-Garson Overlay District. The site has a Master Plan Land Use designation of Special Planning Area/Mortensen-Garson Neighborhood Plan. njg **[Ward 5]**
- 6.5 Staff Report (For Possible Action - Recommendation to City Council): Case No. **TXT17-00005 (Mortensen-Garson Overlay Planning Area 3 Zone Change)** - A request has been made to amend Reno Municipal Code Title 18 “Annexation and Land Development” Chapter 18.08 “Zoning,” Section 18.08.406(i), entitled “Mortensen-Garson Overlay District,” to modify certain figures and tables as necessary to facilitate base zoning map amendments from Industrial Commercial (IC) to Arterial Commercial (AC) on ± 15.9 acres; Hotel Casino (HC) to Arterial Commercial (AC) on ± 18.1 acres; and Hotel Casino (HC) to Single Family Residential - 9,000 square feet (SF9) on ± 3.3 acres, together with other matters properly related thereto. The ± 37.3 acre site is generally located immediately south of Interstate 80 southeast of the intersection of Boomtown Garson Road and Blue Heron Circle. njg **[Ward 5]**

- 6.6 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC17-00052 (Meridian 120 Zone Change)** - A request has been made for a zoning map amendment to change the zoning designation from Industrial Commercial (IC) to Arterial Commercial (AC) on ±15.9 acres; Hotel Casino (HC) to Arterial Commercial (AC) on ±18.1 acres; and Hotel Casino (HC) to Single Family Residential – 9,000 square feet (SF9) on ±3.3 acres. The subject site includes a ±37.3 acre portion of four parcels totaling ±273.2 acres and is generally located immediately south of Interstate 80 southeast of the intersection of Boomtown Garson Road and Blue Heron Circle. Site Master Plan land use designations are Special Planning Area/Mortensen-Garson Neighborhood Plan and Western Gateway Regional Center and all properties are within the Mortensen-Garson Overlay District zone. njg **[Ward 5]**
- 7 Truckee Meadows Regional Planning Liaison Report**
- 8 Staff Announcements**
- 8.1 Report on status of Planning Division projects.
- 8.2 Announcement of upcoming training opportunities.
- 8.3 Report on status of responses to staff direction received at previous meetings.
- 8.4 Report on actions taken by City Council on previous Planning Commission items.
- 9 Commissioner's Suggestions for Future Agenda Items (For Possible Action)**
- 10 Public Comment (This item is for either public comment on any action item or for any general public comment.)**
- 11 Adjournment (For Possible Action)**

IF THE MEETING GOES BEYOND 11:00 PM, THE PLANNING COMMISSION MAY POSTPONE REMAINING ITEMS.